

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: January 24, 2013

Meeting No.: 161

Project: Harbor Point P.U.D. Exelon Headquarters

Phase: Final

Location: Harbor Point

PRESENTATION:

Michael Beatly, developer of Harbor Point, reviewed the basic tenets of the Design Guidelines for Harbor Point. Key principals included preserving market flexibility, defining a strong open space network of streets and parks connected by a pedestrian waterfront promenade, and promoting a vibrant pedestrian experience.

David Manfredi of Elkus/Manfredi presented changes made to the design of the Exelon headquarter's building in response to UDARP comments articulated in the January 10, 2013 meeting minutes. Design advancements included a revised "central" tower entry and canopy, a more expressive, extended top for the "western" tower with corporate signage integrated behind the curtain wall system; and, a reconfiguration of the "central" tower curtain wall grid to be non-directional.

COMMENTS OF THE PANEL:

The Panel was pleased with the design changes advanced. Improvements to the "central" tower entry base and the adoption of a non-directional curtain wall grid for this component were well received. The Panel offered the following comments:

- Continue study of the base of the "western" tower as the location and proportion of the horizontal band appears to "compress" the base in relation to the height of the tower.
- Investigate how retail storefronts and signage are handled differently on the base of the two tower components then on the "Trading Floor Building"
- Suggest that the metal frame of the "central" tower component is extended upward to encompass all floors of office in order to simplify the top and visually contain it in contrast to the vertical expression of the western component.
- Clarify how the horizontal solar louvers on the south façade of the Trading Floor Building interface with the "central" tower.
- Continue study of the two mechanical penthouse levels so they are perceived as a unified composition both during the day and at night.

PANEL ACTION:

Recommend Final Approval with Comments of the Exelon Headquarters.

ATTENDEES:

Jonathan Flesher, Michael Beatty, Michael Ricketts – Harbor Point Development

John Martin, David Manfredi – Elkus Manfredi Architects

Todd Harvey – Beatty Harvey Coco

Jack Lambert – BBJ

Laurie Schwartz – Waterfront Partnership

Klaus Philipen – Arch Plan

Marianne Navarro – BDC

Nick Commodari

Melody Simmons – The Daily Record

Messrs. Bowden and Burns* – Panel

Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Ararsa - Planning